



WOLF PEN BRANCH

Executive Summary

Adopted: March 28, 2006



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<http://www.louisvilleky.gov/PlanningDesign/Neighborhood+Plans/>

Wolf Pen Branch Neighborhood Plan

Vision Statement

The Wolf Pen Branch Neighborhood, including Wolf Pen Branch Road, Mint Spring Branch Road and Chamberlain Lane connecting the two, will remain a unique rural setting in Metro Louisville with winding tree covered roads and historic single family homesteads. Our vision is to steward this neighborhood so that it will continue to provide the public a scenic, historic, environmental and cultural resource.

The character of Wolf Pen Branch Road and Mint Spring Branch Road will be maintained by preserving the alignment and width of the existing roadway. New development within the neighborhood should conform to the existing scenic roadway alignment, be compatible with the existing rural residential development pattern and safeguard the scenic, environmental, historic and cultural resources of the Wolf Pen Neighborhood. Chamberlain Lane should be enhanced as a transition roadway within the Wolf Pen Branch neighborhood.

In order to sensitively integrate future growth while protecting all resources, this Neighborhood Plan considers the following:

- ◆ Maintain the existing rural 2-lane road width, alignment and character along Wolf Pen Branch Rd., Mint Spring Branch Rd. and Chamberlain Ln.
- ◆ Improve public safety while eliminating curbing, sidewalks and excessive pavement widening.
- ◆ Encourage low density housing patterns and cluster lots to protect steep hillsides, streams, mature tree canopy and the rural character.
- ◆ Encourage woodland/tree canopy protection.
- ◆ Preserve existing view sheds and vistas.
- ◆ Preserve the established pattern of home setbacks and orientations.
- ◆ Restore and protect historic and cultural resources within the study area.
- ◆ Ensure compatibility of architectural features (fences, walls, signage, etc.) with those most historically prominent in the area.
- ◆ Encourage stream health which shall include water quality, velocity and volume of Wolf Pen Branch and other waterways.



*Typical Road Character With Horse Fence
Wolf Pen Branch Road Near Nitta Yuma*



Wolf Pen Branch Neighborhood Plan

Summary of Recommendations

RECOMMENDATION	AGENCY	TIME
1. Allow no attached residential housing due to incompatibility with the existing neighborhood and limited roadway and infrastructure capacity. (See Land Use Recommendations Map on page 11)	PDS	SHORT
2. Limit future commercial development to the reuse of existing zoned areas at River Road with a high standard of architectural design and a scale consistent with surrounding residences.	PDS	SHORT
3. Support the Planning Commission and Health Department's efforts to develop standards and policies for conservation subdivisions which promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including scenic view sheds, farmlands, water bodies, wetlands and wildlife habitats.	PDS, HD	SHORT
4. Require the planting of 3 new trees at 3" in caliper for each existing 8" tree which is removed within the landscape buffer area.	PDS	SHORT
5. Require tree and understory preservation, rather than new plantings and mounding as the preferred means of buffering. Deed restrictions shall protect woodland canopy on private property.	PDS	SHORT
6. Implement context-specific landscape buffer and building setbacks in accordance with the Recommendations Matrix on page 13. All healthy trees within the required landscape buffer must be preserved.	PDS	SHORT
7. Use native hardwood species such as oak, maple, sycamore, tulip poplar, birch and elm trees in new plantings. Appropriate understory species include dogwood, redbud, viburnum and serviceberry trees.	PDS	SHORT
8. Limit the use of evergreen trees. Where necessary, evergreens shall be limited to 25% of the plant palette. Species such as cedar, arborvitae, or junipers shall be used rather than white pines or spruces to maintain a natural, un-sheared growth habit.	PDS	SHORT
9. Require the use of architectural features such as four board horse fencing, and split rail fencing rather than solid wood, vinyl or wrought iron fencing. Use native stone and brick walls and columns rather than manufactured stone walls and columns.	PDS	SHORT
10. Orient new homes toward Wolf Pen Branch or Mint Spring Branch Road. Garages shall be placed at the side or rear of the home and shall not be visible from Wolf Pen Branch or Mint Spring Branch Road.	PDS	SHORT
11. Limit subdivision entrances to two lane roads rather than boulevard entrances.	PDS, PW	SHORT

LEGEND: PDS- Planning & Design Services, HD- Health Department, PW- Public Works, LG&E- Louisville Gas & Electric, MSD- Metropolitan Sewer District

Wolf Pen Branch Neighborhood Plan

RECOMMENDATION	AGENCY	TIME
12. Limit signature entrances to 4' in height and 30' in length. Entrance walls shall be constructed of native stone or brick with wood fencing rather than manufactured stone and wrought iron fencing. Up-lighting of walls from ground-mounted fixtures is required over lantern or pole mounted fixtures. Prohibit the lighting of plants.	PDS, LG&E	SHORT
13. Encourage the Planning Commission and the Department of Public Works to adopt a new Rural Secondary Road design standard as part of Chapter 6 of the Land Development Code. The new standard shall be as outlined in the Proposed Road Section on page 15.	PDS, PW	LONG
14. Require no sidewalks along Wolf Pen Branch or Mint Spring Branch Road. The design standards and recommendations contained herein shall be justification for a waiver.	PDS, PW	SHORT
15. Reclassify Wolf Pen Branch Road from the current Rural Secondary Road classification to one more characteristic of its use as a property access rather than as a through connector.	PDS, PW	SHORT
16. Create a scenic roadway designation for all of Wolf Pen Branch Road and Mint Spring Branch Road to ensure future protection of the rural character of the road.	PDS, PW	SHORT
17. Establish a Task Force with county wide representation to develop guidelines and policies for a new rural residential form district for application throughout Jefferson County that promotes historic and environmental sensitivity and focuses on the preservation of the character defining elements within its rural communities. The new form district should allow for site specific as well as blanket regulations.	PDS	SHORT
18. Include a conservation subdivision provision in the Land Development Code to promote flexible, creative design in order to preserve open space, minimize impacts to adjoining neighbors, enhance scenic corridor view sheds and protect historic, cultural, archeological and natural resources, including farmlands, water bodies, wetlands and wildlife habitats. This provision shall maintain or decrease present densities and shall allow smaller lot sizes to be balanced by the set aside of large areas of permanently protected open spaces.	PDS	SHORT
19. The Planning Commission and MSD should develop appropriate guidelines for stream health which shall include water quality, velocity and volume to preserve the Harrods Creek, Wolf Pen Branch and Mint Spring Branch watershed. Minimally invasive techniques such as developing impervious cover guidelines, promoting ground water recharge and managing concentrated runoff are preferred.	PDS, MSD	LONG
20. Maintain low-density housing patterns consistent with the historic rural character of the neighborhood to protect the existing homesteads and historic properties.	PDS	SHORT

LEGEND: PDS- Planning & Design Services, HD- Health Department, PW- Public Works, LG&E- Louisville Gas & Electric, MSD- Metropolitan Sewer District, TARC- Transit Authority of River City